

Preliminary Assessment Report

Project 005397-20PA, 2115 NE 130TH ST

Assessment Completed: 10/20/2020

Project Description: ADMINISTRATIVE CONDITIONAL USE PERMIT TO RECOVER DEVELOPMENT CREDIT IN AN ENVIRONMENTALLY CRITICAL AREA

Primary Applicant: [Randall Spaan](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Seattle Department of Construction and Inspections (SDCI) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with SDCI.

Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

SDCI Drainage Requirements

Arthur Thomas Richardson, (206) 684-3655, art.richardson@seattle.gov

SDCI Land Use Requirements

Eddie Buker, (206) 386-1246, gerald.buker@seattle.gov

SDCI Preapplication Site Visit Requirements

Kathleen H Wilson, (206) 233-7932, Kathleen.Wilson@seattle.gov

Seattle City Light Requirements

Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Seattle Department of Transportation Requirements

Jackson Keenan-Koch, (206) 256-5475, Jackson.Keenan-Koch@seattle.gov

Seattle Public Utilities Requirements

Matt Recker, (206) 684-0139, Matthew.Recker@seattle.gov

Other Resources

- General questions about the permit process: Contact the SDCI Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [SDCI](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

Requirements

SDCI Drainage Requirements

The following requirements are based on the current stormwater and side sewer codes.

****The new 2016 Stormwater Code becomes effective on January 1, 2016. Projects with an accepted application (successful SDCI permit intake) date after December 31, 2015 will be reviewed under the new code. The drainage requirements indicated below are based on the 2016 Stormwater Code. If your project will be submitted prior to January 1, 2016, please contact the SDCI Drainage Reviewer to determine drainage requirements.****

Existing Public Drainage Infrastructure

Sanitary sewer main location: **NE 130TH ST (King County sanitary main)**

Sanitary sewer main size: **30-inch**

Other location: **NE 130TH ST Culvert / Private Ditch on-site**

Other size: **12-inch**

Drainage

Infiltration Investigation Required: **No**

This project is in an area that that does not require Infiltration Investigation/Evaluation to meet On-site Stormwater Management, Flow Control, or Water Quality requirements.

Project Type and Drainage Basin

The storm drainage point of discharge ([SMC 22.805.020](#)) is located at: **Drainage Ditch or culvert**

Project Type: **Parcel-based**

Drainage Basin: **Wetland**

Drainage Control Compliance

Drainage Review Required: **Yes**

Drainage Control Review is required for this project per [SMC 22.807.020](#). Submit a completed **Standard Construction Stormwater Control and Post Construction Soil Management (CSC/SOIL) Plan** and a completed **Standard Drainage and Wastewater Control (DWC) Plan** including the **Site and Drainage Control Summary** from [On-site Stormwater Management Calculator](#).

Note: For projects with 5,000 square feet or more of new plus replaced hard surface, a comprehensive drainage control plan, construction stormwater control plan, soil amendment plan, and drainage report shall be prepared by a licensed engineer.

Soil Amendment Required: **Yes**

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per [SMC 22.805.030.A](#), [SMC 22.805.040.A](#), or [SMC 22.805.050.A](#). Complete the **Post Construction Soil Management Plan** on the [Standard CSC/SOIL Plan](#).

On-site Stormwater Management Required: **Yes**

Parcel-based projects with 7,000 square feet or more of land disturbing activity, 1,500 square feet or more of new plus replaced hard surface or, if on a lot or parcel created or reduced in size on or after January 1, 2016, 750 square feet or more of new plus replaced hard surface, must implement **On-site Stormwater Management** (infiltration, dispersion, bioretention, green roofs, permeable pavement, rainwater harvesting, etc.) to manage runoff from all hard surfaces on-site per SMC 22.805.050.B. and Director's Rule 21-2015.

Flow control standards must be first met by utilizing **On-site Stormwater Management** to the maximum extent feasible. Additional flow control measures shall be installed if the flow control standard cannot be met solely using On-site Stormwater Management BMP's.

Submit an [On-site Stormwater Management Calculator](#) and show the On-site Stormwater Management BMP's and surface designation on the [Standard Drainage and Wastewater Control Plan](#).

Flow Control Required: **Wetland Flow Control Standard**

This project site discharges to a **wetland drainage basin** (SMC 805.050.C.1). Based upon the information provided on the Preliminary Application Form, this project shall meet the requirements of the **Wetland Protection Standard** SMC 22.805.080.B.1 to protect the functions and values of a wetland and its buffers.

See Volume 1, Section 5.3.1 of the Seattle Stormwater Manual. The hydrologic conditions, vegetative community, and substrate characteristics of the wetlands shall be protected, and impacts caused by changes in water flows and pollutants shall be prevented. The introduction of sediment, heat and other pollutants and contaminants into wetlands shall be minimized through the selection, design, installation, and maintenance of temporary and permanent controls.

The total volume of stormwater discharging into a wetland shall not be more than:

- During a single precipitation event, 20 percent higher or lower than the pre-project volume, and
- On a monthly basis, 15 percent higher or lower than the preproject volume.

Additional flow control requirements may apply.

If one or more of the flow control requirements contained in 22.805.080.B.2 through 22.805.080.B.4 also apply to the project, a hydrologic analysis shall be conducted to ensure that the functions and values of the affected wetland are protected before implementing the additional flow control requirements.

Water Quality

This project site discharges to a water body that requires treatment (SMC.805.050.D).

Enhanced Water Quality Treatment Required: **Yes**

This project site discharges to a fresh water that has, or is designated for, aquatic life. Commercial, industrial, and multi-family projects with 5,000 square feet or more of new plus replaced pollution generating hard surfaces, or 3/4 acre or more of new plus replaced pollution generating pervious surfaces that discharge to a fresh water that has, or is designated for, aquatic life must provide **Enhanced Water Quality Treatment**. Based upon the information provided on the Preliminary Application Form pertaining to existing and proposed hard surfacing and the land use zoning for this parcel, this project shall: provide an **Enhanced Treatment Facility** that treats the required runoff volume or flow rate from pollution generating surfaces (SMC 22.805.090 B1, B5a).

Wastewater

The wastewater point of discharge (SMC 21.16.070.B) is located at **NE 130TH ST.**

King County Capacity Charge: All homeowners and building owners in King County's service area (i.e. all Seattle Public Utility Combined and Sanitary Sewers) whose home or building was connected, reconnected or had a new service established to a sewage facility served by King County on or after Feb. 1, 1990 must pay a [King County Capacity Charge](#). (King County Code No. 28.84.050.0.1)

Submit completed and signed King County Sewer Capacity Charge form/s with the building permit submittal. These forms are available on the SDCI Stormwater Code website under Forms and Documents.

Permanent and Temporary Dewatering

Approved Point of Discharge for Sub-surface Drainage (e.g. footing drains, sub-surface wall drains, underslab drains, etc.): **Drainage Ditch or culvert.**

NE 130TH ST

Permanent Groundwater Dewatering to a Combined Sewer

Per [SMC 22.805.050.C.7](#), parcel-based projects that will permanently discharge groundwater to a public drainage system or to a public combined sewer (e.g. the subsurface footing drains or wall drains will extend into a saturated groundwater zone) shall also comply with subsection [SMC 22.805.080.B.4](#) (Peak Control Standard) if the total new plus replaced hard surface is 2,000 square feet or more.

In addition, Permanent Groundwater discharge to Combined Sewers, regardless of the flowrate, must be metered and billed by SPU through the SPU Sewer Submeter Program. Contact the [SPU Sewer Submeter Program office](#) at (206) 684-5089 to determine the required meter type, installation location and billing.

Please show and call out the meter required by SPU on the Drainage and Wastewater Control Plans and add a note indicating "Contact the SPU Sewer Submeter Program at (206) 684-5089 to schedule a pre-installation site visit and, after installation, an inspection prior to building occupancy.

Side Sewer

Connections to Existing Side Sewers

The existing side sewer for a new or converted building or dwelling unit may be reused if the requirements of SMC 21.16.240 are met.

If there is an increase of dwelling units or buildings, the [Side Sewer Evaluation and Certification Form](#) must be completed by a licensed engineer and **the side sewer will typically require rehabilitation (e.g. pipe lining)** as directed by Section V.M of the *Requirements for Design and Construction of Side Sewers (Drainage and Wastewater Discharges)* [Director's Rule DPD 4-2011/SPU 2011-004](#).

Potential Side Sewer or Drainage Feature Conflict with ECA Non-Disturbance Areas

Construction of side sewers and drainage facilities is prohibited in non-disturbance areas of certain Environmentally Critical Areas (ECAs) unless an SDCI Land Use Action grants relief, an exemption, or modification to the prohibition of development in these areas per [SDCI Tip #327A](#). These non-disturbance areas are primarily associated with the following ECAs: **Steep Slope Erosion Hazard Areas** and their required buffers, portions of the **Riparian Management Areas**, as well as most **Wetlands** and their buffers (Seattle Municipal Code 25.09).

Other Requirements

- The private drainage ditch along the west side of the property collects runoff from NE 130th St. and must be permanently maintained.

SDCI Land Use Code Requirements

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/row/manual/manual/>). Show required street improvements on your "enhanced site plan" at SDCI permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to SDCI permit application intake.

NE 130TH ST

Based on the documents provided, no street improvements are required per [SMC 23.53.015](#) and [SMC 23.53.006](#).

Land Use

Based on the preliminary site plan, ECA critical areas administrative conditional use is required. See Tip 329, [Environmentally Critical Areas Administrative Conditional Use Permit -- Application Instructions and Submittal Requirements](#) for more details.

Other Requirements

Based on the preliminary scope of the project, DPD recommends a presubmittal conference prior to submitting an application. Details for preparing and submitting a presubmittal conference request form can be found at our Web site (http://www.seattle.gov/dpd/Publications/Forms/Building_Permits/default.asp).

Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the SDCI Site Development Team at (206) 684-8860.

Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by SDCI within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

The site plan did not include the following existing or proposed elements:

Site is in a mapped Creek Basin. Thornton Creek runs through this site.

ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Steep slope

Riparian management area

Earth Disturbance

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

Existing ROW Conditions

NE 130TH ST

Street conditions:

Asphalt paving

Unopened

Curb conditions:

No curb adjacent to site

A storm inlet is located <600 ft from the site and prior to crossing a public right of way. higher elevation than site

22ND AVE NE

Street conditions:

Asphalt paving

Unimproved

Curb conditions:

Potential Impacts to Seattle Parks Property

No parks property in vicinity

Tree Protection

Trees 6 inches or greater in diameter as measured 4.5 ft above ground are present on the site but not shown on the site plan. Show the dripline of

1) all trees on the site,

2) adjacent trees that encroach on the site that are 6 inches or greater in diameter as measured 4.5 ft above ground, and trees located in the adjacent ROW.

3) Include common and scientific names for all trees shown. For more information, see [Director's Rule 16-2008](#) and [Tip 242](#).

Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (Director's Rule 17-2017, Volume 2, [Storm Water Manual Vols. 1-5](#)).

Show the following on the [Construction Stormwater Control and Soil Amendment Standard Plan](#):

Place filter fabric, straw bales, straw wattles, or other approved equal to control construction stormwater runoff. Required along the following property lines: along the banks of Thornton creek

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or [online](#).

Inspectors Notes

If you have questions or concerns about ECA submittal requirements, call 206-684-8850 and ask for coaching.

Modifications to ECA Submittal Requirements

Standard Submittal Requirements for Projects in an ECA

Submit a geotechnical report with your permit intake submittal package. The geotechnical report must be signed and stamped by a geotechnical engineer licensed in the State of Washington per Seattle Municipal Code ([SMC 22.170](#), [SMC 25.09](#), and Directors [Rule \(DR\) 5-2016](#)). If you believe your project is simple enough so that you may not need a geotechnical report, please see [Tip 327A, Environmentally Critical Areas Exemptions, Relief from Prohibition on Steep Slope Development, and Modifications to Submittal Requirements](#), for information on how to apply for a Modification to Submittal Requirements.

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see Seattle Municipal Code [25.09.330A](#)). If your parcel contains only a mapped ECA 2 (Potential Landslide due to Geologic Conditions) and you believe a topographic survey may not be needed, please see Tip 327A, [Environmentally Critical Areas Exemptions, Relief from Prohibition on Steep Slope](#)

[Development, and Modifications to Submittal Requirements](#), for information on how to apply for Modification to Submittal requirements.

Delineate the clearing limits on your site plan

If you are doing any site development, including temporary construction activity, within an ECA or ECA buffer, you must follow the requirements of SMC 25.09.070, *Standards for tree and vegetation and impervious surface management*. These requirements apply when you are conducting any of the following activities:

- Planting, disturbing, or removing trees or vegetation
- Adding, altering, or removing impervious surface
- Other land disturbing activity

The requirements apply even if we have approved an ECA exemption, relief from the prohibition on steep slope development, or other ECA relief.

Show the area (in square feet) of development, including both temporary construction impacts and proposed building footprint, within ECAs. Provide a brief summary of the existing ground coverage where the development and any construction activity you propose (e.g., lawn, concrete, ivy, ornamental landscaping).

Based on existing ground coverage, submit a mitigation (replanting/revegetation) plan showing a sufficient number of plants to replace lost ecological functions that result from your proposed development. Lost ecological functions may include habitat for amphibian, avian, and terrestrial wildlife species; soil stabilization; and stormwater filtering, detention, and infiltration.

You are required to plant native trees and vegetation on any area of the site that is cleared of trees or vegetation or disturbed and not to be used for development (e.g., the building). Include this area on the mitigation plan.

You may use SDCI's Standard ECA Mitigation Plan (<http://www.seattle.gov/Documents/Departments/SDCI/Forms/ECAStandardMitigationPlan.pdf>). Alternatively, you may include the mitigation plan on the landscape plan or submit a separate sheet within the plan set.

Delineate the steep slope critical area on your site plan based on the topographic survey (per Seattle Municipal Code 25.09.012 A3b(5)). Provide your area calculations for the steep slope delineation.

Show the steep slope buffer on your site plan. Generally, the buffer is 15-feet from the top and/or toe of the slope.

The construction activity area appears to be within the steep slope critical area and/or its associated buffer. See Tip 327A, [Environmentally Critical Areas Exemptions, Relief from Prohibition on Steep Slope Development, and Modifications to Submittal Requirements](#), and Tip 327B, [Environmentally Critical Areas — Small Project Waivers Application Instructions and Submittal Requirements](#), for more information. You need to apply for an exemption, relief, or small project waiver as applicable. You must have a reviewed and completed relief, exemption, or small project waiver application before we will accept your building permit application.

Show the 100-foot riparian management area on your plans. Development is allowed only within the outer portion of this area called the limited riparian development area (see below) unless we approve an ECA exception. The inner portion of this area is considered a "non-disturbance area."

Label the inner portion of the riparian management area as a "non-disturbance" area.

Note: There are specific requirements for development activity within the limited riparian development area. Refer to Seattle Municipal Code [25.09.200](#) for more information.

Seattle City Light Requirements

Street/Alley Requirements

NE 130TH ST

Other requirements: Per City Light Requirements for Electrical Service Connection (RESC), the design of the distribution system to serve the site must be within the sole discretion of City Light. Service entrance conductors must be combined in such a way that all structures on the parent parcel or development site can be served from one service drop or service lateral directly from the City Light distribution system. Please contact your Electrical Service Representative well in advance of construction for clarification and electrical service advice.

Based on our assessment of the size of your project, you may need transformers on your private property for power service to your building. This can be done with vaults inside the building, below-grade vaults, or above-grade pads exterior to the building. Include these facilities for your project power needs in your building plans. SCL has access, clearance, size and location requirements for vaults. Some transformers require long lead times to obtain. Contact SCL well in advance to provide electrical service size and voltage details. Requirements for a primary service may alter the building design.

Easements

SCL power easement is required. Property survey may be required at project's expense.

SCL blanket power easement over the entire parent parcel may be required. Property survey may be required at project's expense. If this is a unit lot subdivision, a blanket easement is needed.

Conservation

Built Smart Programs - SCL offers developers of 5+ unit multifamily buildings incentives for installation of energy efficiency measures. From insulation and windows to lighting and appliances, take advantage of new technologies and construct a more efficient building with our help. For more information: contact Phoebe Warren at (206)684-3795 or phoebe.warren@seattle.gov.

Notes to Applicant

For new service, please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. The design of the distribution system to serve the site shall be within the sole discretion of City Light. An Application for Electrical Service must be submitted to Seattle City Light. The Electrical Service Representative should also be contacted to coordinate electrical disconnections prior to demolition and temporary power for construction. Your Electrical Service Representative is: Dave Kylen, 206-615-0607, David.Kylen@seattle.gov. Be advised that it is the applicant's responsibility to seek guidance from City Light. Failure to contact City Light early in the permit process could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

SDOT Requirements

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

Discretionary ROW Improvements

Other recommendations: Requirements given are for no development action proposal as per project description. Development action may occasion street improvement requirements.

SPU Requirements

Flow Control Compliance

Soil Amendment. Retain and protect undisturbed soil in areas not being developed, and prior to completion of the project, amend all new, replaced, and disturbed topsoil (including construction lay-down areas) with organic matter to the extent required by and in compliance with the rules promulgated by the Director.

On-site Stormwater Management. All trail and sidewalk projects with 2,000 square feet or more of new plus replaced hard surface or 7,000 square feet or more of land disturbing activity shall meet the Minimum Requirements for On-site Stormwater Management contained in Section 22.805.070, to the extent allowed by law.

Water Availability

If required, you will receive a separate water availability certificate from SPU outlining any water requirements.

SOLID WASTE

SPU review of solid waste storage and service plans is **required** for:

- all multifamily, mixed-use, and townhouse developments with five or more units; all commercial and industrial buildings;
- buildings using compactors;
- buildings seeking a storage or access variance from land use code.

Please review land use code section 23.54.040 and solid waste code section 21.36.080 for solid waste storage and service requirements.

For the property types listed above, please review the guidelines found in [CAM 1301: Solid Waste Information for Developers](#) before submitting the [Checklist for Developers](#) to Solid Waste Plan Review lead Angela Wallis at SPU_SolidWastePlanReview@seattle.gov, or call: (206) 684-4166 with questions.

If the scope of your proposed project changes before your SDCI intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our SDCI intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, Michale.Crooks@seattle.gov, or visit the [Licensing and Tax Administration Division website](#).